67 Meredith Road, Clacton-on-Sea, Essex, CO15 3AG
01255 225559 lettings@sheens.co.uk sheens.co.uk

Sheen's
The *Action* Agents

Warwick Road
Clacton-On-Sea, CO15 3BY

Sheen's Lettings & Management are delighted to offer FOR LET THIS TWO BEDROOM SEMI-DETACHED HOUSE. The property is conveniently positioned with Clacton railway station located under a mile away. The property benefits from gas central heating and a newly refurbished kitchen & bathroom. The property is presented on an unfurnished basis. Call now for further information and to arrange a viewing,

- Two Bedrooms
- Gas Central Heating
- Newly Refurbished
- Bath & Shower Cubicle
- Double Glazed
- Rear Garden
- Close To Local Amenities
- Deposit £1355.00
- Council Tax Band A
- EPC Rating C

£1,175 Per Month

Accommodation Comprises

The accommodation comprises with approximate room sizes:

LOUNGE

11'1 x 9'1

Double glazed windows to front, radiator.

DINING ROOM

11 x 9'1

Double glazed window to rear, storage cupboard. Radiator.

KITCHEN

10'1 x 7'1

Cupboards at floor level, wood effect worktops, part tiled walls, double glazed windows & double glazed UPVC door to rear garden. Boiler located in kitchen.

FIRST FLOOR

Stairs to first floor,

BEDROOM ONE

11'1 x 9'1

Double glazed window to front. Radiator.

BEDROOM TWO

Double glazed window to rear, radiator, doors to;

BATHROOM

Newly refurbished bathroom comprising of, panelled enclosed bath, shower cubicle with wall mounted shower, vanity hand wash basin with storage underneath, low level W.C. Towel rail. Double glazed windows to rear & side.

REAR GARDEN

Mostly laid to lawn,

HOLDING DEPOSIT

Please note on application being approved Sheen's Letting's and management take a holding deposit before the application is sent off for referencing this is £271.00, this comes off the total deposit which is £1355.00. The holding deposit is non refundable should the applicant fail referencing or withdraws their application.

Right To Rent Checks

As part of the government 'Right To Rent' regulations we will need to confirm your UK Resident Status. If you are not a UK Resident you will need to provide a Right to Rent' document. Please contact our offices to discuss further if you have any questions or need guidance,

Selling properties... not promises

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G & S Sheen Ltd trading as Sheen's | Registration No: 4506883

The Property Ombudsman SALES

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